

Parish of Colyton Housing Needs Report



Produced by: Devon Communities Together

On behalf of: East Devon District Council

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**Devon Community
Housing Hub**



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1 Executive Summary

Principal Conclusions

The survey identified a need for up to 12 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 12 households in housing need who could not afford to buy or rent in the open market.

Tenure

- 11 of the households in need qualified for affordable housing for rent
- 1 may be able to afford a low cost home ownership property.

Size of Property Required

- Five one bedroom properties for single people or couples;
- Five 2 bedroom property for families;
- Two 3 bedroom properties for families.

Other Findings

- 1650 surveys were delivered and 399 survey forms were returned. The response rate was 24%.
- 83% (289 responses) of those who answered the question said they would be in favour of a small development of affordable housing for local people and 17% (58 respondents) were against. 52 households did not answer this question.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the parish and those wishing to return.
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the parish.
- To assist the Parish Council and District Council with future planning for the parish.

3. Survey history, methodology and response

3.1 History

East Devon District Council in conjunction with Colyton Parish Council commissioned this survey to assess future local housing need in the Parish. After discussions with both Councils survey forms were finalised and 1650 forms were posted to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 27th March 2022. A further e-mail was sent to all members of Devon Homechoice encouraging them to complete the survey. 1 additional response was received.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners.

The survey form was in 3 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the parish. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form.

3.3 Response

- 399 surveys were returned, which is a response rate of 24% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 43 were returned with Part 3 completed.
- All of the respondents that answered the question live in the Parish of Colyton, 4 households did not answer the question.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

4. Introduction and Information about Colyton.

4.1 Overview of Colyton.

Colyton is a large rural parish located in East Devon, approximately 9 miles south east of Honiton and approximately 6 miles south west of Axminster. It consists of two main settlements, Colyton and Colyford and many outlying farms and isolated dwellings. Part of the parish is within the East Devon Area of Natural Beauty but the main settlements fall outside of this area. The parish has limited employment opportunities with most employment being in the agricultural sector.

Colyton has many amenities including 2 places of worship, a town hall and Methodist Hall, primary and pre-school, secondary school (state Grammar school), GP surgery, two convenience stores (one including a Post Office), a butchers, a hairdressers, a library, a large play area with tennis courts, three public houses and a Social Club. There are also a number of smaller shops and businesses and a small business park on the outskirts of the town. The village of Colyford also has its own church, village hall, butchers, Post Office and stores and two public houses. Seaton Tramway, a popular tourist attraction, has stations at Colyford and Colyton.

The parish is very vibrant with many organisations and clubs for all ages. There is a football club with a clubhouse which can also be hired for events.

Colyton town is located just over a mile off the A3052 road and approximately 4 miles from the A35, both of which provide links to Exeter and on to the M5. There are limited bus services to Axminster and Seaton. Colyford lies on the main A3052 so has better public transport links with daily bus services to Exeter, Sidmouth and Honiton.

4.2 Population Figures

In the 2011 census the population of the Parish was 3165 living in 1577 dwellings. There were 1441 dwellings with at least one usual resident and 136 dwellings which were either empty, second homes or holiday lets. The estimated population in 2019 was 3238 (Office of National Statistics Mid 2020 population estimates).

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish are broken down below. The largest category is detached houses or bungalows. There are few terraced houses and flats.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
756 (48%)	458 (29%)	283 (18%)	78 (5%)	2 (0.1%)	1577

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.¹ The vast majority of homes (70%) have between 3 and 4 bedrooms with very few smaller 1 bedroom properties (3%).

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
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¹ These tables only give details for 1411 dwellings, this is because there is no data for empty homes in this dataset.

42 (3%)	387 (27%)	638 (44%)	374 (26%)	1441
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When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached dwellings and properties of 3 bedrooms plus being the most prolific. Therefore there are very few properties suitable for those on low incomes to buy or rent. It is also of note that 31% of households in the Parish are single person households, however this is not reflected in the profile of the housing stock.

4.5 Property Prices and Rent

There are currently 83 property listings on the Rightmove website, of which 69 are sold subject to contract (STC). Of those that are listed the cheapest property is a one bedroom flat with an asking price of £150,000. There are 9 2 bed roomed houses priced below £260,000 (8 are sold STC), and 11 x 3 bedroom houses priced at £315,000 or below (10 of which are STC).

It is a feature of the housing market during 2021 that properties are showing as sold STC for many months before the transaction completes. This is due to the restrictions in place for viewing properties due to the Covid pandemic, which means that a potential home mover must secure an offer on their property before they can start to view homes which causes delays. This has also resulted in much fewer properties being marketed at the current time, and a significant backlog demand from prospective purchasers. This is not a situation unique to Devon.

To assess whether a household can afford to buy or rent in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability.

The figures used to assess affordability are set out in Table 3 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£150,000	£114.00
2 bedroom	£260,000	£127.00
3 bedroom	£315,000	£173.00

There are currently 174 council/housing association owned properties Colyton and Colyford. There have been 6 lettings last 2 years (this represents a turnover of around 1.5% Of all stock per year). Therefore it is not anticipated that lettings of current affordable housing stock will have a significant impact on future need figures.

5. General Survey Findings

5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 289 (83%) of those answering the question said they would be in favour. 58 (17%) said they were against any development. It should be noted that 52 households did not respond to this question.

5.2 Site suggestions and general comments

104 individuals made suggestions for possible housing sites within the parish and / or made more general comments about housing in the parish. These suggestions and comments will be made available to the Parish Council on a separate document.

5.3 Knowledge of those who have left parish in last 5 years

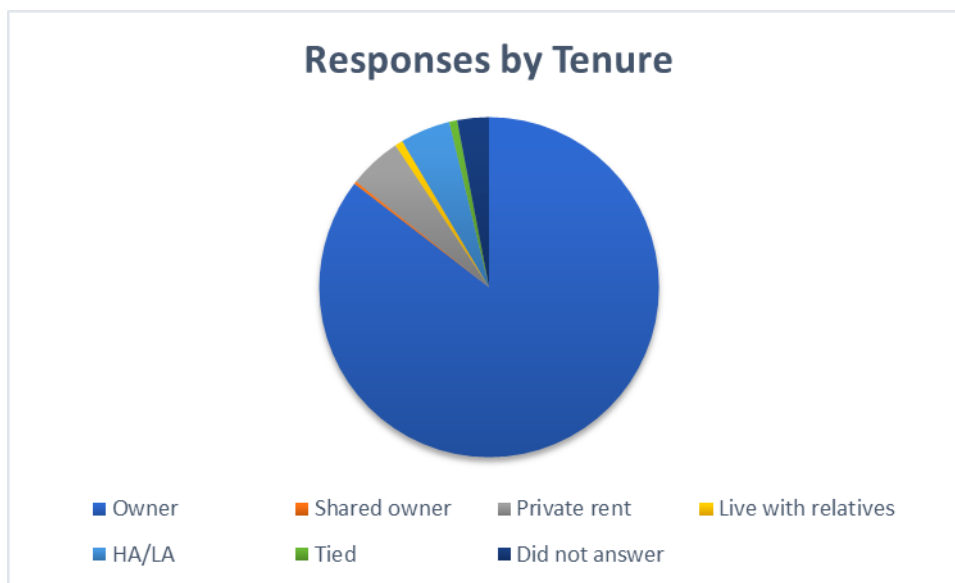
Respondents were asked if they knew of anybody who had had to leave the parish in the last 5 years due to lack of suitable housing.

- 46 households replied that they did know of someone

5.4 Current tenure

Of the 387 respondents who provided details, 340 own their own home, 20 rent from a private landlord and 19 rent from a housing association or local authority. Of the remaining households 4 are living with relatives, 3 are in tied accommodation and 1 is a shared owner. Figure 1 below shows the breakdown of tenure.

Figure 1



5.5 Main or second home

387 (98%) of the respondents that answered the question lived in the property as their main home. 8 (2%) respondents responded that the property is their second home owners and 4 did not answer the question.

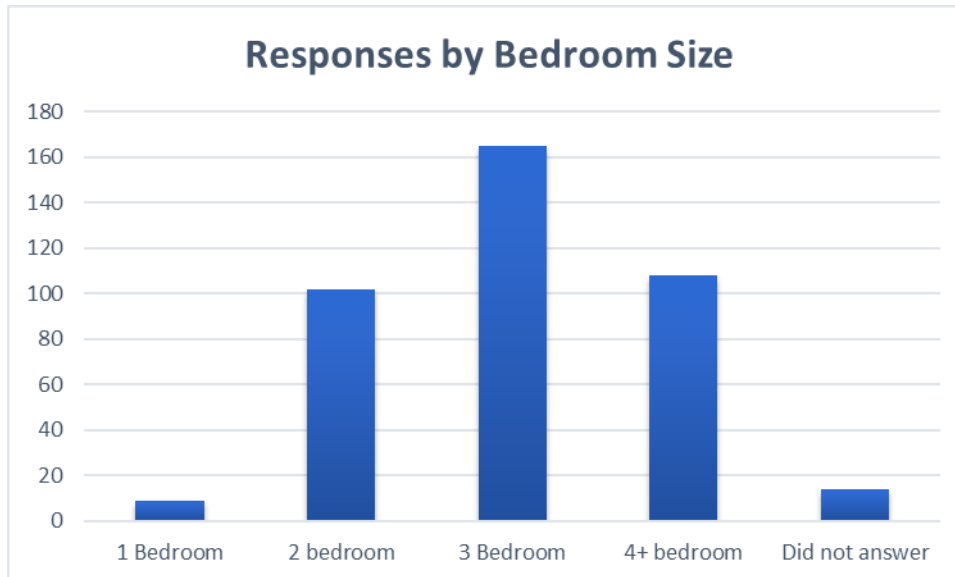
5.6 Parish of Residence

Respondents were asked which parish they lived in. 387 (97%) respondents stated that they live in Colyton Parish, 2 respondents live within 4 miles of Colyton and 1 further away in Devon. 9 respondents did not answer the question.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2 below.

Figure 2



5.8 Future plans

Respondents were asked whether they intended to move home within the Parish within the next 5 years. If they answered yes to this question they were asked to complete Part 3 of the form.

- 39 households stated they did intend to move within the Parish within the next 5 years

5.9 Community Land Trusts (CLTs)

Respondents were asked whether they would consider becoming a member of a CLT.

- 17 households were interested and their details will be passed on to the local authority.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. In 2014 the Office for National Statistics published population projections for the next 20 years. These figures show that by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon.

337 (85%) respondents had a least one member of the household that was aged 55 or over and completed Part 2 of the survey.

6.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. The age of respondents is evenly spread between the youngest three age bands. Notably 30 households (8%) only included members aged 86 and over.

Table 4

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	153	195	149	48

6.2 Future Housing Plans

Households with someone over 55 were asked about their future housing plans.

- 36 households plan to move within the next five years. Of these, 20 would like to remain in Colyton.
- Of these 20 households 9 expect to be able to meet their housing need by purchasing on the open market, 5 did not answer the questions to enable an assessment for affordability to be made, 2 do not meet the eligibility criteria for low cost home ownership, 3 require one bedroomed affordable rented housing and one required two bedroomed social rented housing.
- 26 further households expect to move after five years.
- 266 have no plans to move at the moment.
- 9 respondents did not answer the question

6.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 245 households said their home was adaptable
- 65 households said their home was not adaptable
- 27 households did not answer the question.

6.4 Type of Accommodation preferred by older persons

Older households were asked what type of accommodation they may need in the future. The majority 249 (74%) did not answer this question. Of those that did 59 (67% of responses) preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 5 below.

Table 5

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	59
Home specially designed for older people	19
Residential / nursing home	10

6.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The reasons are listed below in Table 6.

Table 6

Most important consideration	Number
Need to downsize to a smaller more manageable home	44
Cheaper running costs	43
Proximity to shops/amenities	49
Proximity to public transport	35
Need to be near family / carers	40
Need one level for medical reasons	26

The most important consideration was that older persons wished to move nearer to shops and amenities. It is of note that 26 respondents require accommodation on one level for medical reasons.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households 266 (79 %) have no plans to move home. However, the parish does have a number of older households who wish to downsize to smaller accommodation that is closer to amenities and is a more manageable size.

The survey indicates that 4 of the 6 households that expect to move home within the next 5 years and remain in Colyton will need affordable housing. 9 households have stated that they will be looking to the open market for alternative housing within 5 years. It would be important to give consideration to how any open market properties can be identified for local people.

7. Assessment of those wishing to move to a new home in Colyton within the next 5 years

Part 3 of the survey was aimed at those who expect to need to move home within the next 5 years and remain in Colyton and Colyford. It asked questions regarding size and make-up of the new household, local connection and financial circumstances. This information helps to identify the number of households that are eligible for both open market and affordable housing in the parish and the size, tenure and type of homes required.

39 households indicated a need to move within the next 5 years and remain in Colyton. However 43 completed Part 3 of the survey. The needs of these 43 households have been included in this section of the survey.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 7 below shows the breakdown. It should be noted that there are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household. Ten households did not answer the question.

Table 7

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
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3	16	12	2
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7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move.

- 8 of the households indicated a current need to move.
- 14 households indicated a need to move within the next 1-3 years.
- 13 households indicated a need to move within the next 3-5 years.
- 8 households did not answer the question

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for. The results are shown in table 8 below. Respondents could choose more than one option.

Table 8

Shared ownership/ equity	Affordable housing for rent	Self-build	Discount market	Rent to buy	Open market
4	13	4	3	7	24

7.4 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 9 shows why households need to move

Table 9

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	10
Need to downsize to a home with fewer bedrooms	9
Need to move for health/mobility reasons	5
Will be leaving home and do not expect to be able to rent or buy privately	2
You are struggling to afford your current home	4
Wish to move back to the parish and have a strong local connection	1
Home is in poor condition	3
Your private tenancy is ending	2
Need to move for work	1
Sharing kitchen and / or bathroom	2
Get on property ladder	2
Other	8

7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 10 below shows the breakdown of replies. 15 respondents did not answer the question.

Table 10

Less than £150,000	150,000 - 199,999	£200,000 - £249,999	£250,000 - £299,999	£300,000 - £349,999	£350,000 +
2	6	6	3	3	8

8. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the parish, based on their household income and savings.

8.1 Exclusions

31 of the households who expressed a need to move within the next 5 years and remain in Colyton have been assessed and have been excluded for the following reasons:-

- They could afford to buy on the open market;
- They stated they were only interested in open market housing;
- They gave insufficient details to assess their eligibility;
- They already own their own home so do not qualify for affordable housing.

This leaves 12 households who would qualify for affordable housing. Of these 1 household is living in tied accommodation, 7 in private rented housing, 3 are renting from a Housing Association or Local Authority and 1 is living with relatives.

8.2 Local Connection

To qualify for affordable housing, respondents must have a local connection to the Parish of Colyton. This connection is determined East Devon District Council and is set out below:-

- The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation.
- Immediate family have lived in the parish/town themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children.
- The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self-employment. This should not include employment of a casual nature.

11 of the households identified have a local connection, and one did not.

8.3 Housing Options

The housing options available to the households identified as being in need of affordable housing have been reviewed.

Respondents provided information on income and savings along with household size which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the 12 households that were identified as having a need for affordable housing are shown in the table below. The number in (brackets) relates to the household which does not have a local connection.

Table 11

	1 bedroom	2 bedroom	3 bedroom
Social rent	0	2	1
Affordable Rent	3 (1)	1	1
Market Rent	0	2	0
Low cost home ownership	1	0	0

8.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need. There are 106 households resident or working in the Parish registered on Devon Home Choice. It is important to note that there is insufficient information recorded to establish whether these households meet the local connection criteria detailed in paragraph 8.2. Details are set out below:-

Table 12

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	3	3	2	0	8
Band C (Medium)	3	5	13	0	21
Band D (Low)	23	5	2	0	30
Band E (No Housing Need)	26	15	6	0	47
Total	55	28	23	0	106

Three of the households who are registered on Devon Home Choice completed the survey initially. All of the households who had not completed the survey were sent a reminder e-mail to encourage them to do so. One further household completed the survey following the reminder e-mail.

8.5 Housing Mix

The suggested mix of housing is shown in Table 13 below. This takes account of the family makeup as declared on the survey form and the type of housing required. It is of note that only one household had sufficient savings and only 2 households had sufficient income to access and support low cost home ownership.

Table 13

Type of Property	Affordable Housing for Rent	Low cost home ownership	Totals
1 or 2 bedroom property for single people	1	1	2

1 or 2 bedroom property for couples	3	0	3
2 bedroom property for families	5	0	4
3 bedroom property for families	2	0	2
Totals	10	1	11

9. Conclusion - Future Housing Need for Colyton

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. The survey has identified a need in the near future for up to 12 units of affordable housing.

As the needs of households are constantly changing the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However, if there is a significant development of affordable housing in the parish which is subject to a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.